

**Fill in this information to identify your case:**

United States Bankruptcy Court for the:

SOUTHERN DISTRICT OF NEW YORK

Case number (if known) Chapter **11**

☐ Check if this an amended filing

Official Form 201

**Voluntary Petition for Non-Individuals Filing for Bankruptcy**

4/19

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name **53 Stanhope LLC**

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and *doing business as* names

3. Debtor's federal Employer Identification Number (EIN) **46-1884645**

4. Debtor's address Principal place of business Mailing address, if different from principal place of business

**116 Nostrand Ave  
Brooklyn, NY 11205**

Number, Street, City, State & ZIP Code

**Kings**

County

P.O. Box, Number, Street, City, State & ZIP Code

Location of principal assets, if different from principal place of business

**53 Stanhope Street Brooklyn, NY 11221**

Number, Street, City, State & ZIP Code

5. Debtor's website (URL)

6. Type of debtor  
☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))  
☐ Partnership (excluding LLP)  
☐ Other. Specify:

Debtor **53 Stanhope LLC**  
Name

Case number (if known)

**7. Describe debtor's business**

A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☐ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. §501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.  
See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

**5313**

**8. Under which chapter of the Bankruptcy Code is the debtor filing?**

Check one:

- ☐ Chapter 7
- ☐ Chapter 9

☒ Chapter 11. Check all that apply:

- ☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,725,625 (amount subject to adjustment on 4/01/22 and every 3 years after that).
- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11 (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**

☒ No.

☐ Yes.

If more than 2 cases, attach a separate list.

District	_____	When	_____	Case number	_____
District	_____	When	_____	Case number	_____

**10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?**

☐ No

☒ Yes.

List all cases. If more than 1, attach a separate list

Debtor	<b>73 Empire Developement LLC</b>	Relationship	<b>Affiliate</b>
District	<b>Southern District of New York</b>	When	<b>2/21/19</b>
		Case number, if known	<b>19-22285</b>

Debtor **53 Stanhope LLC**  
Name

Case number (if known)

**11. Why is the case filed in this district?**

Check all that apply:

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

**12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?**

☒ No

☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

**Why does the property need immediate attention?** (Check all that apply.)

☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard?

☐ It needs to be physically secured or protected from the weather.

☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

☐ Other

**Where is the property?**

Number, Street, City, State & ZIP Code

**Is the property insured?**

☐ No

☐ Yes. Insurance agency

Contact name

Phone

**Statistical and administrative information**

**13. Debtor's estimation of available funds**

Check one:

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

**14. Estimated number of creditors**

☒ 1-49

☐ 50-99

☐ 100-199

☐ 200-999

☐ 1,000-5,000

☐ 5001-10,000

☐ 10,001-25,000

☐ 25,001-50,000

☐ 50,001-100,000

☐ More than 100,000

**15. Estimated Assets**

☐ \$0 - \$50,000

☐ \$50,001 - \$100,000

☐ \$100,001 - \$500,000

☒ \$500,001 - \$1 million

☐ \$1,000,001 - \$10 million

☐ \$10,000,001 - \$50 million

☐ \$50,000,001 - \$100 million

☐ \$100,000,001 - \$500 million

☐ \$500,000,001 - \$1 billion

☐ \$1,000,000,001 - \$10 billion

☐ \$10,000,000,001 - \$50 billion

☐ More than \$50 billion

**16. Estimated liabilities**

☐ \$0 - \$50,000

☐ \$50,001 - \$100,000

☒ \$100,001 - \$500,000

☐ \$500,001 - \$1 million

☐ \$1,000,001 - \$10 million

☐ \$10,000,001 - \$50 million

☐ \$50,000,001 - \$100 million

☐ \$100,000,001 - \$500 million

☐ \$500,000,001 - \$1 billion

☐ \$1,000,000,001 - \$10 billion

☐ \$10,000,000,001 - \$50 billion

☐ More than \$50 billion

Debtor **53 Stanhope LLC**  
Name

Case number (if known)

**Request for Relief, Declaration, and Signatures**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature  
of authorized  
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **May 20, 2019**  
MM / DD / YYYY

**X /s/ David Goldwasser, Authorized signatory of  
GC Realty Advisors**

Signature of authorized representative of debtor

Title **Vice President**

**David Goldwasser, Authorized signatory of  
GC Realty Advisors**

Printed name

**18. Signature of attorney**

**X /s/ Mark Frankel**

Signature of attorney for debtor

Date **May 20, 2019**

MM / DD / YYYY

**Mark Frankel**

Printed name

**Backenroth Frankel & Krinsky, LLP**

Firm name

**800 Thrid Avenue  
New York, NY 10022**

Number, Street, City, State & ZIP Code

Contact phone **(212) 593-1100**

Email address

**1989 NY**

Bar number and State

**Fill in this information to identify the case:**

Debtor name **53 Stanhope LLC**  
United States Bankruptcy Court for the: **SOUTHERN DISTRICT OF NEW YORK**  
Case number (if known): \_\_\_\_\_

☐ Check if this is an  
amended filing

**Official Form 204**

**Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Abrams Fensterman LLP 1 Metrotech Center Suite 1701 Brooklyn, NY 11201						\$150,400.00
CS Construction LLC 116 Norstrand Ave Brooklyn, NY 11205			Unliquidated			\$25,000.00
Hutman &Hutman Certified Public Accountants 435 E County Line Road Lakewood, NJ 08701						\$1,750.00
NYC Water Board PO Box 11863 Newark, NJ 07101-8163						\$5,501.00
S&F Locksmith INC 199 LEE AVE Brooklyn, NY 11211			Unliquidated			\$420.26

**United States Bankruptcy Court  
Southern District of New York**

In re **53 Stanhope LLC**

Debtor(s)

Case No.

Chapter

**11**

**VERIFICATION OF CREDITOR MATRIX**

I, the Vice President of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: **May 20, 2019**

**/s/ David Goldwasser, Authorized signatory of GC Realty  
Advisors**

**David Goldwasser, Authorized signatory of GC Realty  
Advisors/Vice President**

Signer/Title

Internal Revenue Service  
c/o US Attorney Claims Unit  
One Saint Andrews Plaza Rm 417  
New York, NY 10007

Office of The United States Trustee  
U.S. Federal Office Building  
201 Varick Street  
Suite 1006  
New York, NY 10014

United States of America  
c/o U.S. Attorney  
86 Chambers Street  
New York, NY 10007

NYS Dept of Tax & Finance  
Bankruptcy Unit  
PO Box 5300  
Albany, NY 12205

State of New York  
Attorney General's Office  
120 Broadway  
New York, NY 10271

City of New York  
NYC Law Department  
100 Church St  
New York, NY 10007

NYC Department of Finance  
66 John Street  
New York, NY 10038

Backenroth Frankel & Krinsky  
800 Third Avenue  
11th Floor  
New York, NY 10022

106 Kingston LLC

1125-1133 Greene Ave LLC

119 Rogers LLC

1213 Jefferson LLC

127 Rogers LLC

167 Hart LLC

325 Franklin LLC

325 Franklin LLC  
116 Norstrand Ave  
Brooklyn, NY 11205

53 Stanhope LLC

55 Stanhope LLC

618 Lafayette LLC

834 Metropolitan Avenue LLC

92 South 4th St LLC

Abrams Fensterman LLP  
1 Metrotech Center  
Suite 1701  
Brooklyn, NY 11201

APC Holding 1 LLC



C & YSW, LLC

Chandler Mercer  
53 Stanhope Street  
2nd Floor  
Brooklyn, NY 11221

Charles William Mercer  
53 Stanhope Street  
2nd Floor  
Brooklyn, NY 11221

CS Construction LLC  
116 Norstrand Ave  
Brooklyn, NY 11205

D & W Real Estate Spring LLC

Eighteen Homes LLC

Hutman &Hutman Certified Public Accounta  
435 E County Line Road  
Lakewood, NJ 08701

Meserole and Lorimer LLC

Natzliach LLC

NYC Water Board  
PO Box 11863  
Newark, NJ 07101-8163

S&F Locksmith INC  
199 LEE AVE  
Brooklyn, NY 11211

Santos Muniz  
53 Stanhope St  
1st Floor  
Brooklyn, NY 11221

Timothy Donaldson Jordan Donaldson  
53 Stanhope Street  
2nd Floor  
Brooklyn, NY 11221

**United States Bankruptcy Court  
Southern District of New York**

In re **53 Stanhope LLC**

Debtor(s)

Case No.  
Chapter

**11**

**CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)**

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for **53 Stanhope LLC** in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

☒ None [*Check if applicable*]

**May 20, 2019**

Date

**/s/ Mark Frankel**

**Mark Frankel**

Signature of Attorney or Litigant  
Counsel for **53 Stanhope LLC**

**Backenroth Frankel & Krinsky, LLP**

**800 Thrid Avenue**

**New York, NY 10022**

**(212) 593-1100 Fax:(212) 644-0544**